

## Legislation Details (With Text)

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Гуре:	Agend	da Item		Status:	Approved	
File created:	4/14/2	2009		In control:	Board Of Supervisors	
On agenda:	5/12/2	2009		Final action:	5/12/2009	
Fitle:	Subdiv of 25.0 recom (1) Ad (2) Ad as inco (3) Ap to Thro (4) Ap (5) Ap (a) To width a (b) To standa and	vision Ma 04 acres, mending lopt the M lopt the M orporated prove Z03 ee-Acre F oprove TM oprove the allow the and 2-foo allow the ard with a	p TM07-1458// in the El Dorac the Board take litigated Negat litigation Monit in the Conditio 7-0043 rezonir Residential (R3 107-1458 base following desi on-site roads of shoulders wit off-site improv	Miginella on prop do Hills area, sub e the following ac ve Declaration b pring Program in ons of Approval a g APNs 110-020 A) based on the d on the findings gn waivers since to be improved t hin a 50 foot righ vements to Wolf lane width and 2	perty identified by APNs 11 pmitted by Shan Nejatian a stions: ased on the Initial Study pr accordance with CEQA G and Mitigation Measures lis 0-30 and -32 from Estate R findings listed in Attachme and subject to the condition appropriate findings have o a Modified 101B standar int-of-way; and Creek Road to be improve	repared by staff; uidelines, Section 15074 (d sted in Attachment 1; esidential Ten-Acre (RE-10 ent 1; ons listed in Attachment 1; been made: d with a 20-foot travel lane
ponsors:						
ndexes:						
Code sections:						
Attachments:	1. Z07-0043 TM07-1458 Planning Commission Minutes 03-26-09.pdf, 2. Z07-0043 TM07-1458 Attachment 1-Findings Conditions.pdf, 3. Z07-0043 TM07-1458 Staff Report.pdf, 4. Z07-0043 TM07- 1458 Applicant's Handouts.pdf, 5. Z07-0043 TM07-1458 Env Mgmt Handout.pdf, 6. Z07-0043 TM07- 1458 Public Comments.pdf, 7. Ordinance - Nejatian and Mitchell.pdf, 8. Fully Executed Ordinance 4822					
Date	Ver.	Action By		A	ction	Result
Date						

Hearing to consider the recommendation of the Planning Commission on Rezone Z07-0043/Tentative Subdivision Map TM07-1458/Miginella on property identified by APNs 110-020-30 and -32, consisting of 25.04 acres, in the El Dorado Hills area, submitted by Shan Nejatian and Marie Mitchell; and recommending the Board take the following actions:

(1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;

(2) Adopt the Mitigation Monitoring Program in accordance with CEQA Guidelines, Section 15074 (d) as incorporated in the Conditions of Approval and Mitigation Measures listed in Attachment 1;

(3) Approve Z07-0043 rezoning APNs 110-020-30 and -32 from Estate Residential Ten-Acre (RE-10) to Three-Acre Residential (R3A) based on the findings listed in Attachment 1;

(4) Approve TM07-1458 based on the findings and subject to the conditions listed in Attachment 1;

(5) Approve the following design waivers since appropriate findings have been made:

(a) To allow the on-site roads to be improved to a Modified 101B standard with a 20-foot travel lane width and 2-foot shoulders within a 50 foot right-of-way; and

(b) To allow the off-site improvements to Wolf Creek Road to be improved to a Modified 101B

standard with a 20-foot travel lane width and 2-foot shoulders within the existing 50-foot right-of-way; and

(6) Adopt Ordinance for said rezone. (Supervisorial District I)

Background: Request to consider Rezone Z07-0043/Tentative Subdivision Map TM07-1458/Miginella submitted by SHAN NEJATIAN and MARIE MITCHELL (Agent: Gene Thorne and Associates, Inc.) to rezone from Estate Residential Ten-Acre (RE-10) to Three-Acre Residential (R3A); and tentative subdivision map to create eight residential parcels, ranging in size from 3 to 3.5 acres, with the following two Design Waivers: (1) Allow the on-site roads to be improved to a Modified 101B standard with a 20-foot travel lane width and 2-foot shoulders within a 50 foot right-of-way; and (2) Allow the off -site improvements to Wolf Creek Road to be improved to a Modified 101B standard with a 20-foot travel lane width and 2-foot shoulders within the existing 50-foot right-of-way. The property, identified by Assessor's Parcel Numbers 110-020-30 and -32, consisting of 25.04 acres, is located on the west side of Kaila Way, approximately 600 feet north of the intersection with Salmon Falls Road in the El Dorado Hills area, Supervisorial District I. (Mitigated negative declaration prepared)

These applications were considered by the Planning Commission on March 26, 2009, and were unanimously (5-0) recommended for approval. The minutes from this meeting are attached.

Contact: Roger P. Trout (5369)/Pierre Rivas (5841)